



UNITED STATES BANKRUPTCY
COURT DISTRICT OF
NEW JERSEY

MANDELBAUM SALSBERG, PC

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Attorneys for the Creditor, WRI PROPERTY MANAGEMENT

Order Filed on January 27, 2020
by Clerk
U.S. Bankruptcy Court
District of New Jersey

In Re:

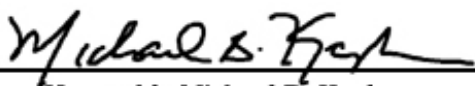
Anthony Martinez
Debtor

Case No.: 19-22978/MBK
Adv. No.:
Hearing Date: January 14, 2019 at 9:00 a.m.
Judge: Honorable Michael B. Kaplan

**STANDING ORDER REGARDING RENTAL PAYMENTS BY DEBTOR TO WRI
PROPERTY MANAGEMENT**

The relief set forth on the following page, number two (2) is hereby **ORDERED**.

DATED: January 27, 2020


Honorable Michael B. Kaplan
United States Bankruptcy Judge

This matter having been presented to the Court by Mandelbaum Salsburg, PC, (Ryan M. Buehler, Esq. appearing) and the court having reviewed the motion and opposition filed by Jenkins & Clayman (Stephanie F. Ritigstein, Esq. appearing), and hearing oral argument on January 14, 2020 and for good cause having been shown, it is

ORDERED that:

1. Debtor shall pay all of the remaining January rent (\$440) to WRI Property Management in good/certified funds on or before Friday, January 17, 2020;
2. If Debtor fails to comply with Paragraph 1, the Court will vacate the automatic stay provisions to the Bankruptcy Code as to WRI Property Management;
3. Beginning with the rent payment due February 1, 2020, if Debtor fails to make any future rental payments due on the first of the month, WRI Property Management shall submit a certification of default within 7 days of the default and request an order vacating stay relief pursuant to 11 U.S.C. § 362.

HON. MICHAEL B. KAPLAN

Certificate of Notice Page 3 of 3

United States Bankruptcy Court
District of New JerseyIn re:
Anthony Martinez
DebtorCase No. 19-22978-MBK
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin
Form ID: pdf903Page 1 of 1
Total Noticed: 1

Date Rcvd: Jan 27, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 29, 2020.

db +Anthony Martinez, 24 Birch Terrace, Parlin, NJ 08859-1104

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jan 29, 2020

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 27, 2020 at the address(es) listed below:

Albert Russo docs@russotrustee.com

Albert Russo on behalf of Trustee Albert Russo docs@russotrustee.com

David Nigro on behalf of Debtor Anthony Martinez jenkins.clayman@verizon.net

Denise E. Carlon on behalf of Creditor Medallion Bank dcarlon@kmlawgroup.com,
bkgroup@kmlawgroup.comJeffrey E. Jenkins on behalf of Debtor Anthony Martinez jenkins.clayman@verizon.net,
connor@jenkinsclayman.comJeffrey M. Rosenthal on behalf of Creditor WRI Property Management, LLC, Agent for LSFP
Master Participation Trust jrosenthal@lawfirm.ms,
jventola@choate.com; smonahan@choate.com; akramer@otterbourg.comKevin Gordon McDonald on behalf of Creditor Medallion Bank kmcdonald@kmlawgroup.com,
bkgroup@kmlawgroup.comStephanie F. Ritigstein on behalf of Debtor Anthony Martinez jenkins.clayman@verizon.net,
connor@jenkinsclayman.com

U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 9